



Rezoning Petition No. 2020-059

Hanover R.S. Limited Partnership, Petitioner

Community Meeting

June 11, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning
- IV. Rezoning Request
- V. Information on Hanover
- VI. Review of Rezoning Plan
- VII. Review of Building Design
- VIII. Questions

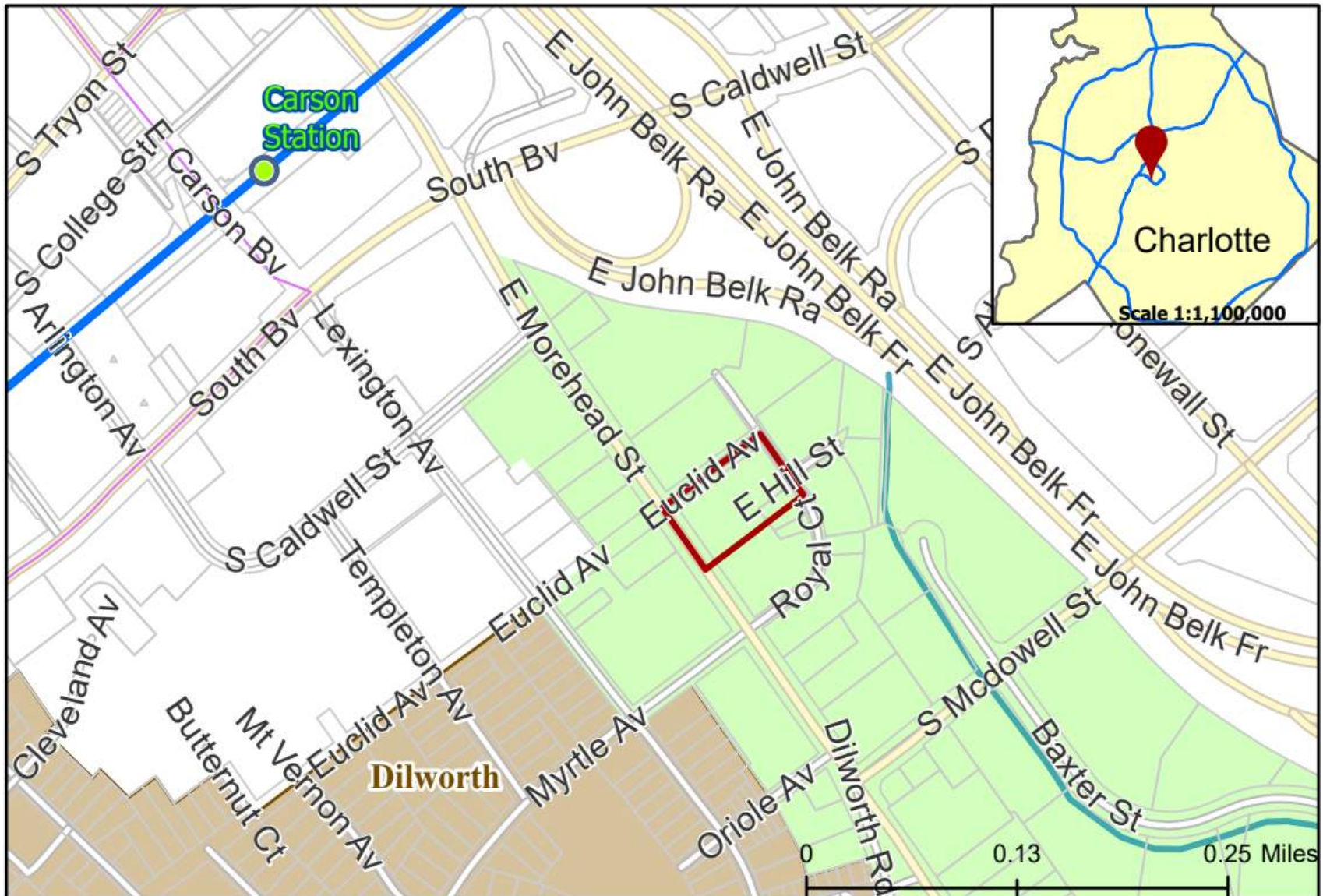
Team

- Bo Buchanan, Hanover R.S. Limited Partnership
- Kayvan Zarea, Hanover R.S. Limited Partnership
- Nate Doolittle, LandDesign
- Louis Stephens, Landowner
- John Carmichael, Robinson, Bradshaw & Hinson

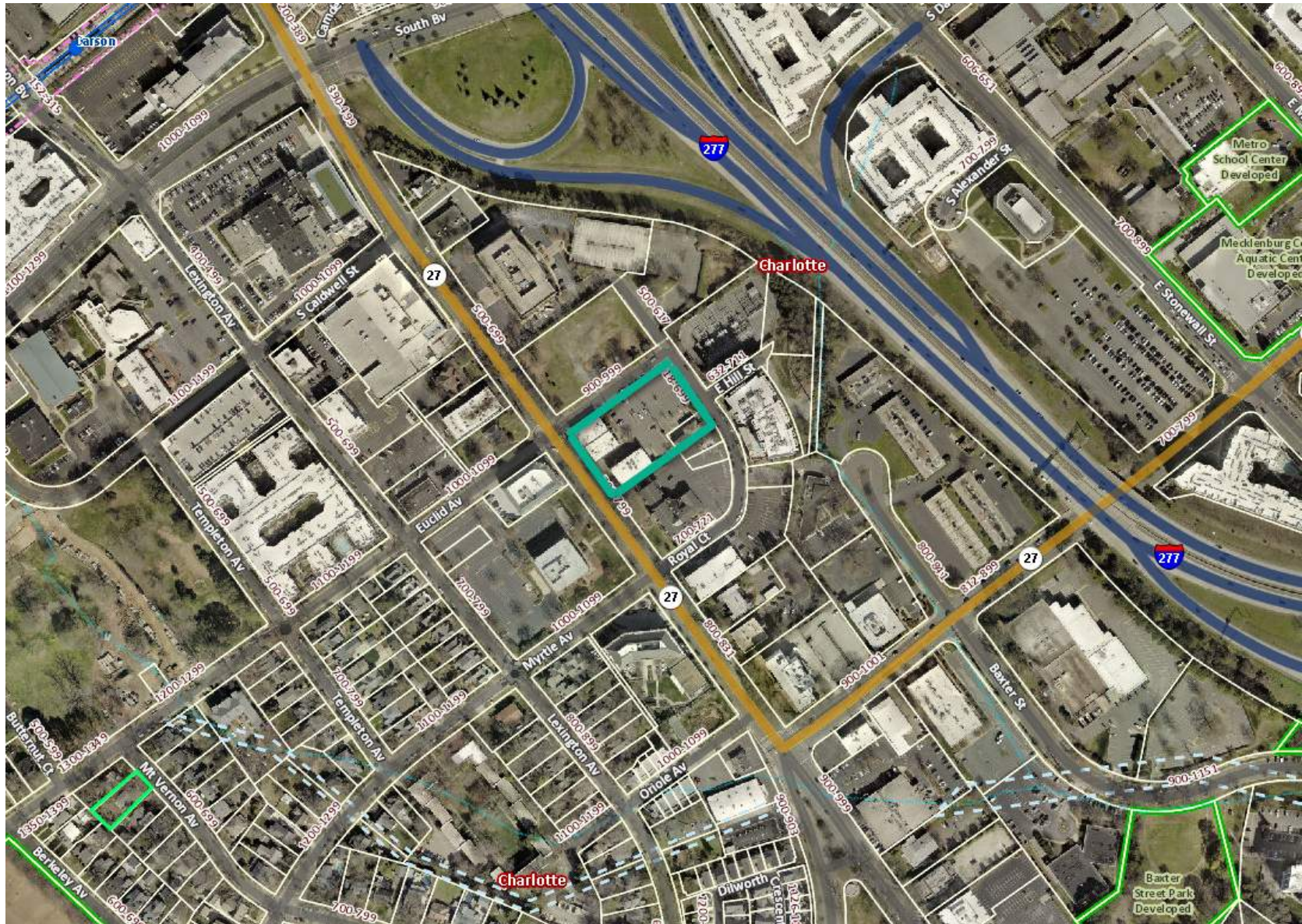
Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 4, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

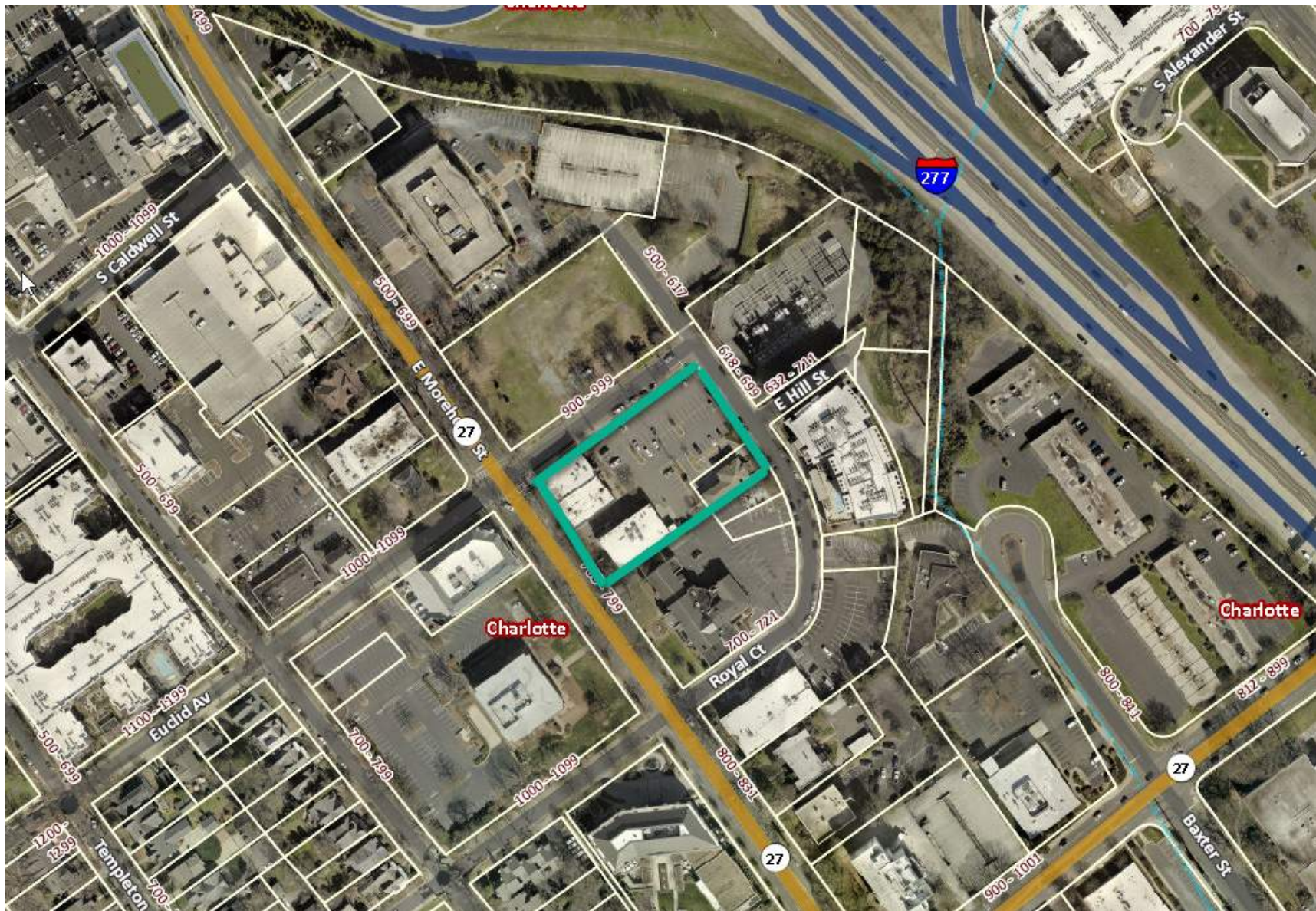
Site



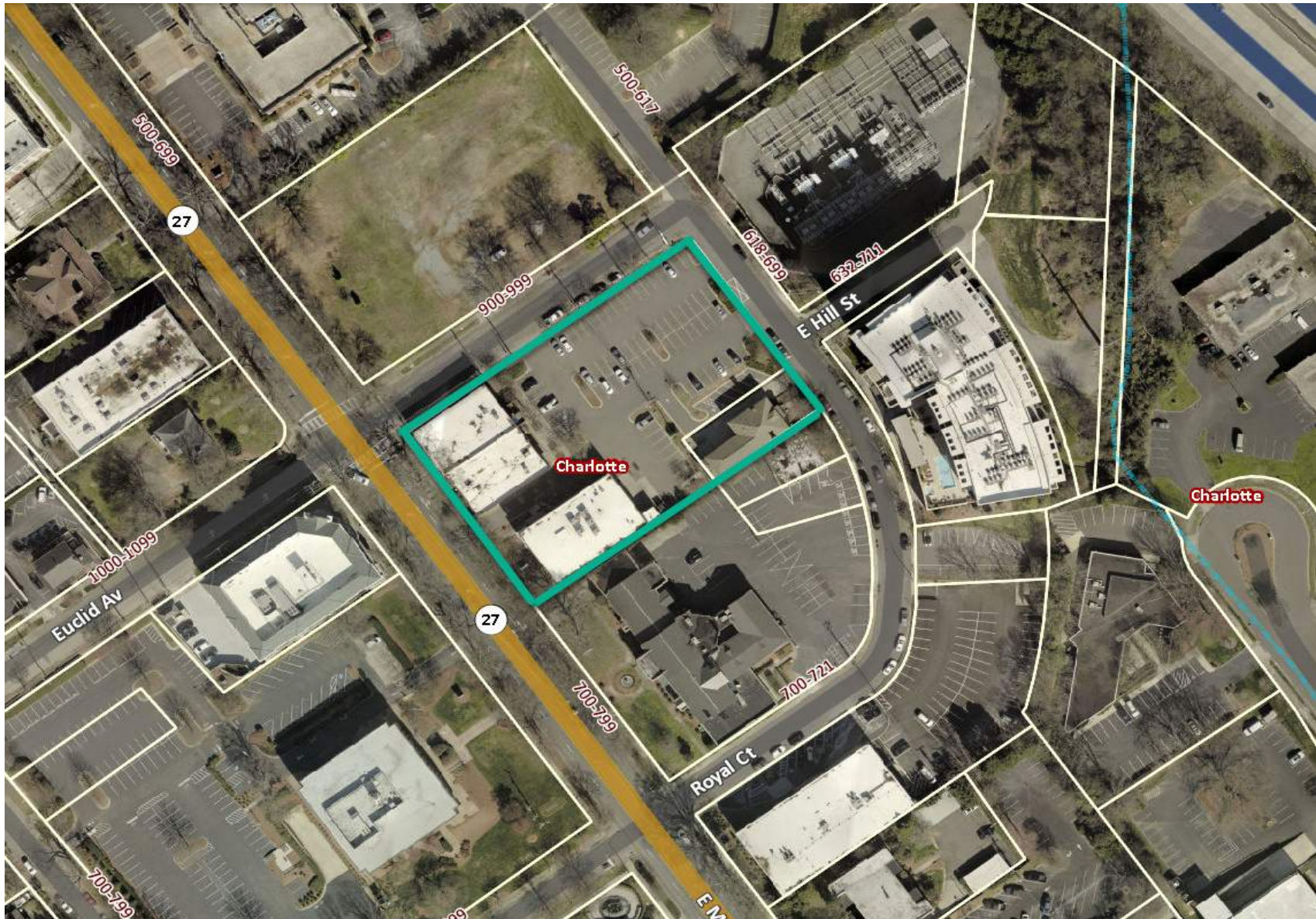
Site



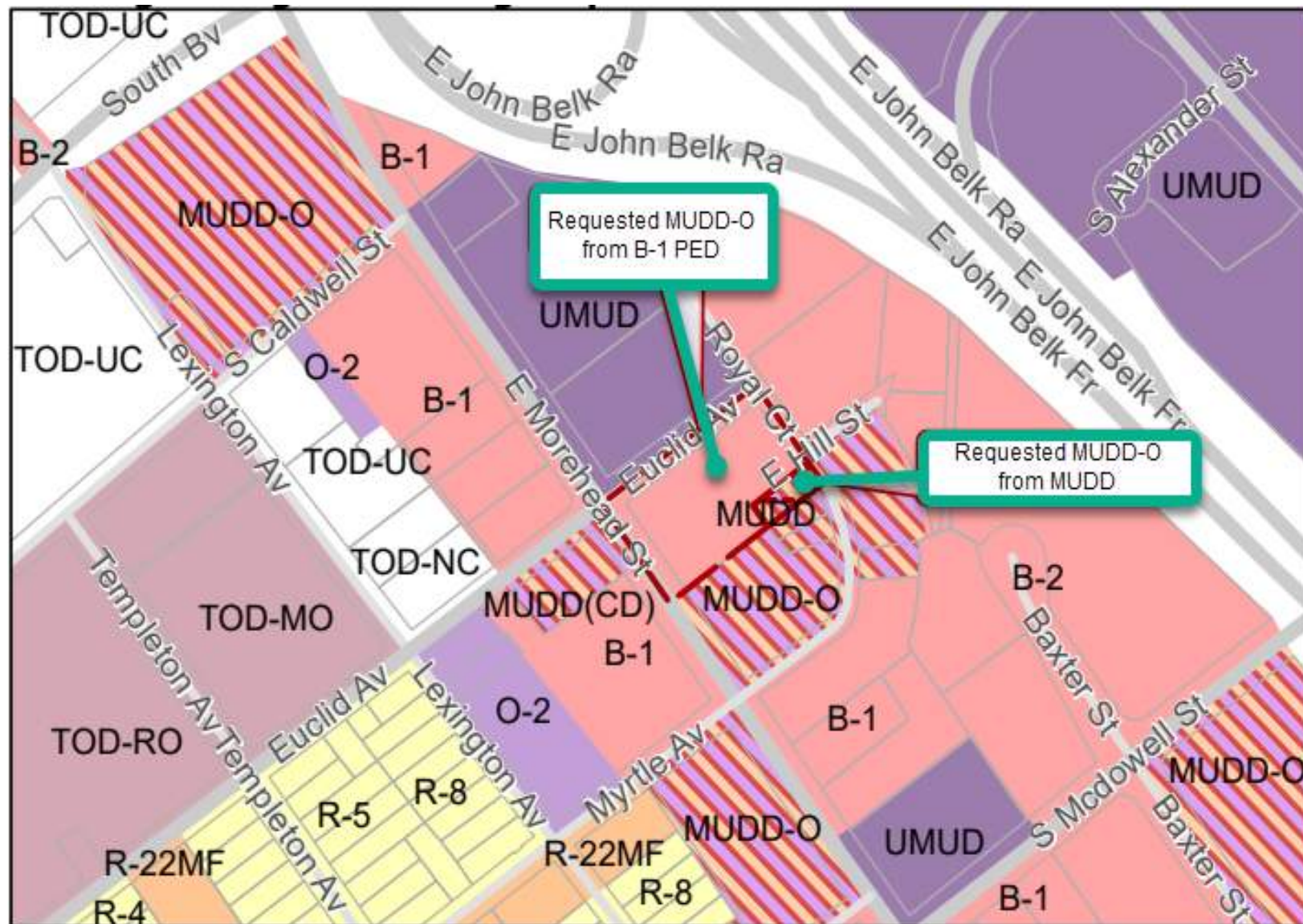
Site



Site



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the B-1 PED and MUDD zoning districts to the MUDD-O zoning district to accommodate the development of a building on the site that would contain up to 350 multi-family dwelling units and related amenities.

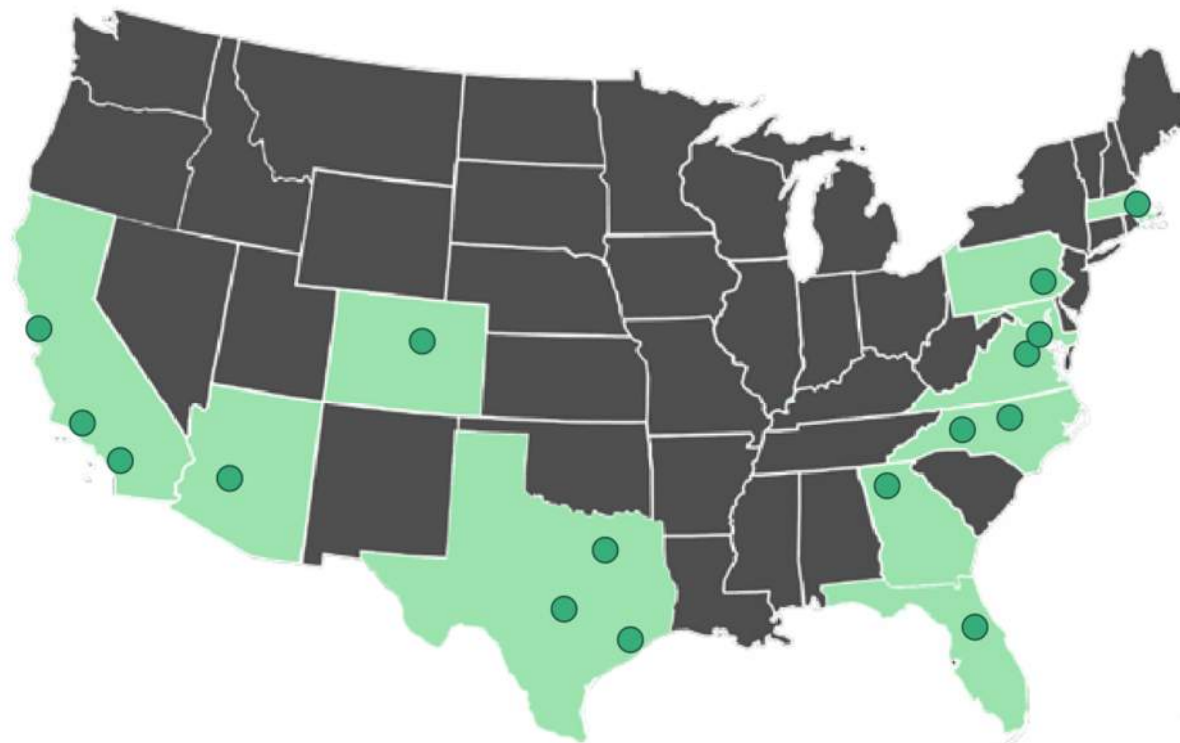
Bo Introduction

Information on Hanover



The Hanover Company

- Hanover has experience operating a national platform with development experience in Arizona, California, Colorado, Washington D.C., Florida, Georgia, Idaho, Kansas, Maryland, Massachusetts, New Hampshire, North Carolina, Oklahoma, Pennsylvania, Tennessee, Texas, Virginia, and Washington
- Hanover seeks to develop in markets that offer strong rent growth potential and institutional investor interest:
 - » Target Markets – Atlanta, Austin, Baltimore, Boston, Charlotte, Dallas, Denver, Houston, Los Angeles, Orlando, Philadelphia, Phoenix, Raleigh, San Diego, San Francisco, and Washington D.C.
- Limiting geographic focus to target markets enables Hanover to minimize execution risk through market knowledge gained through market experience.



HANOVER BLVD PLACE: HOUSTON, TX



HANOVER BUCKHEAD VILLAGE: ATLANTA, GA



HANOVER SOUTHAMPTON: HOUSTON, TX



NORTHSHORE: AUSTIN, TX



ASHTON SOUTH END: CHARLOTTE, NC



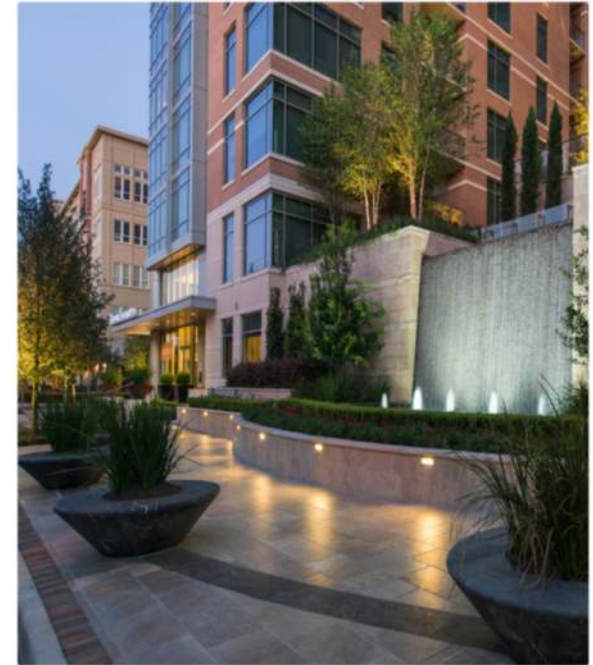
THE ASHTON: DALLAS, TX



Precedent Images – Building Exterior



Precedent Images – Exterior Amenities



Precedent Images – Interior Amenities



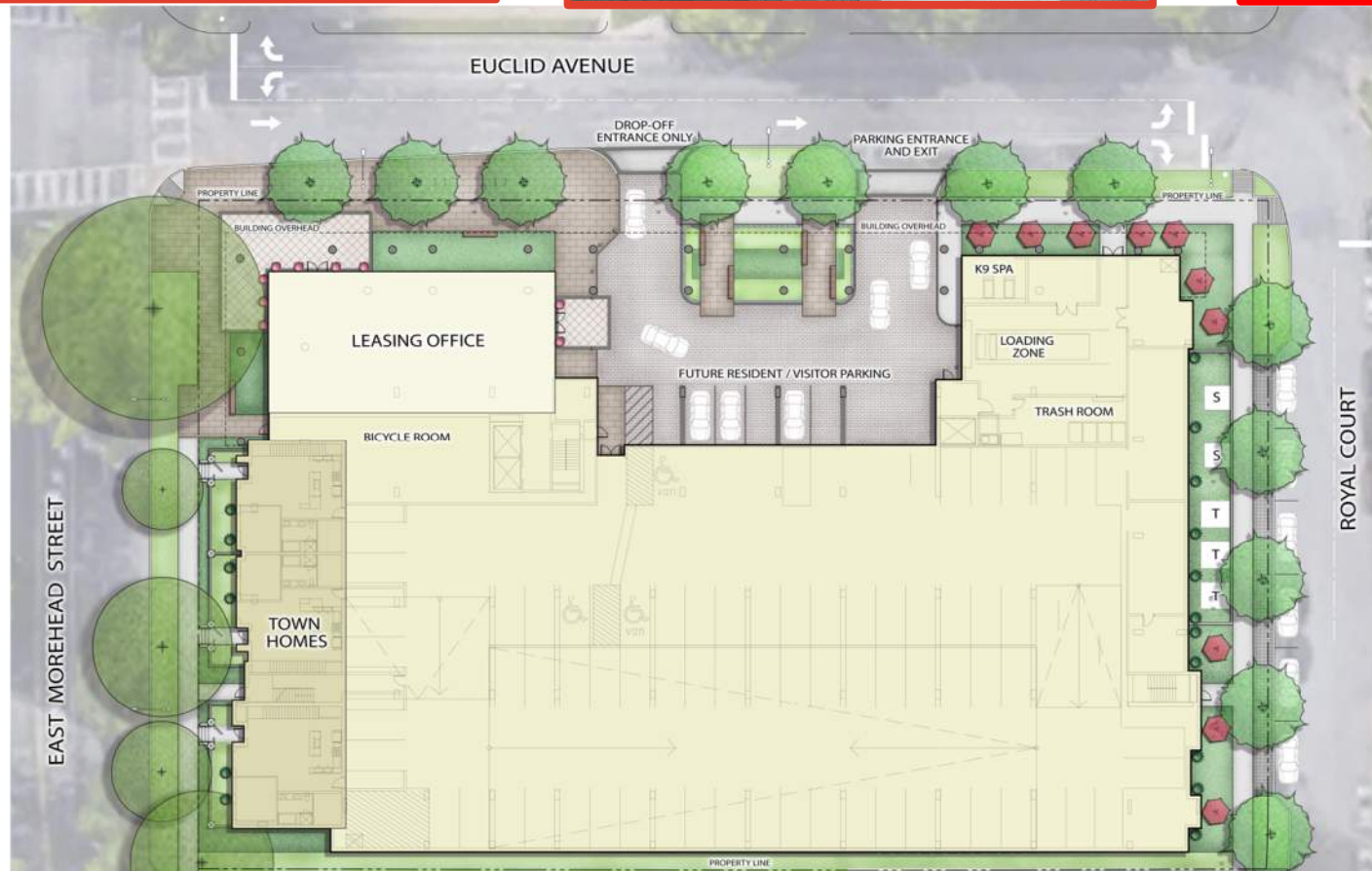
Precedent Images – Unit Finishes



Zoning Plan – Conceptual Site Plan



- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking

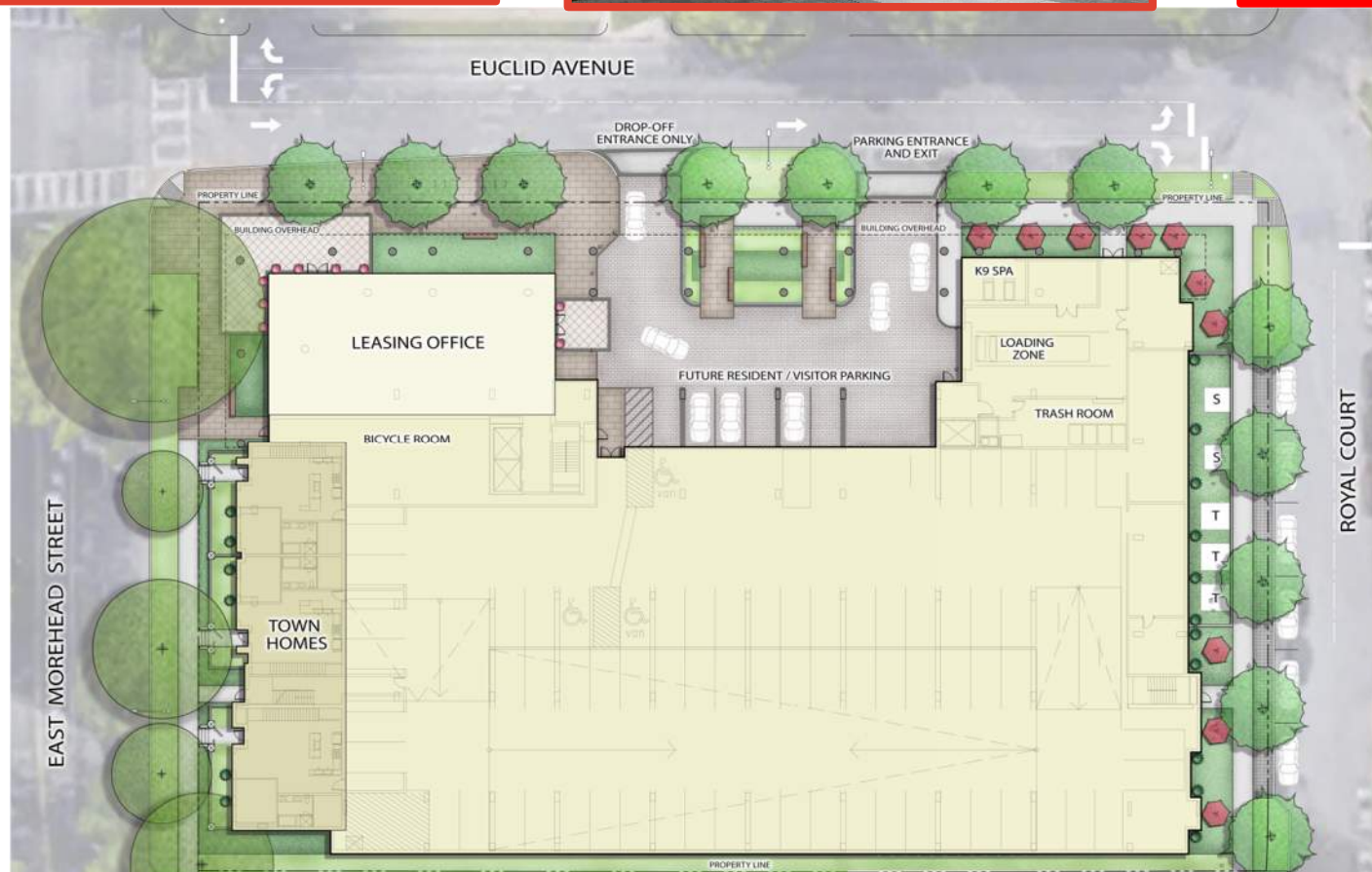




Zoning Plan – Conceptual Site Plan



- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking

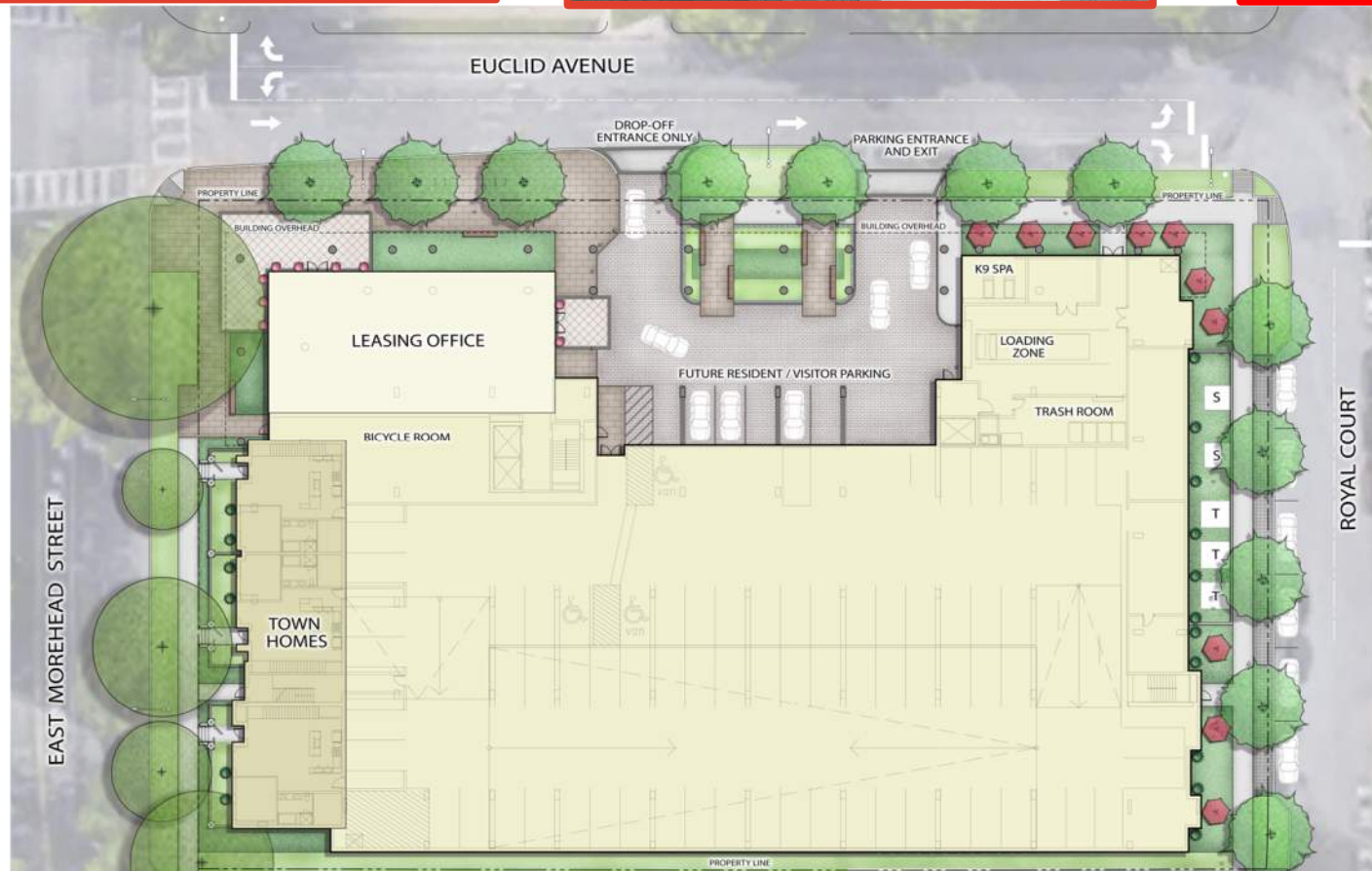




Zoning Plan – Conceptual Site Plan



- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking

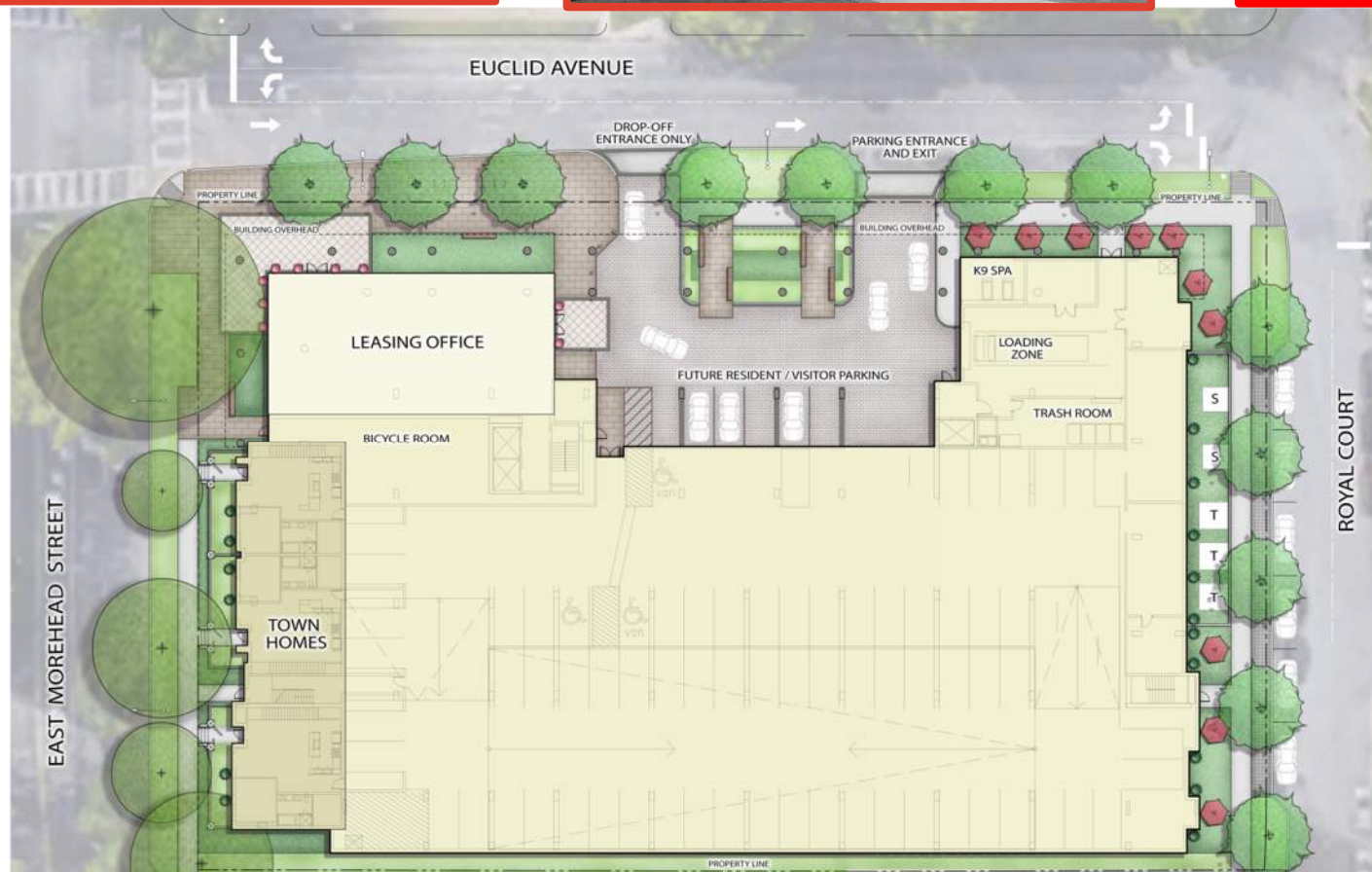




Zoning Plan – Conceptual Site Plan



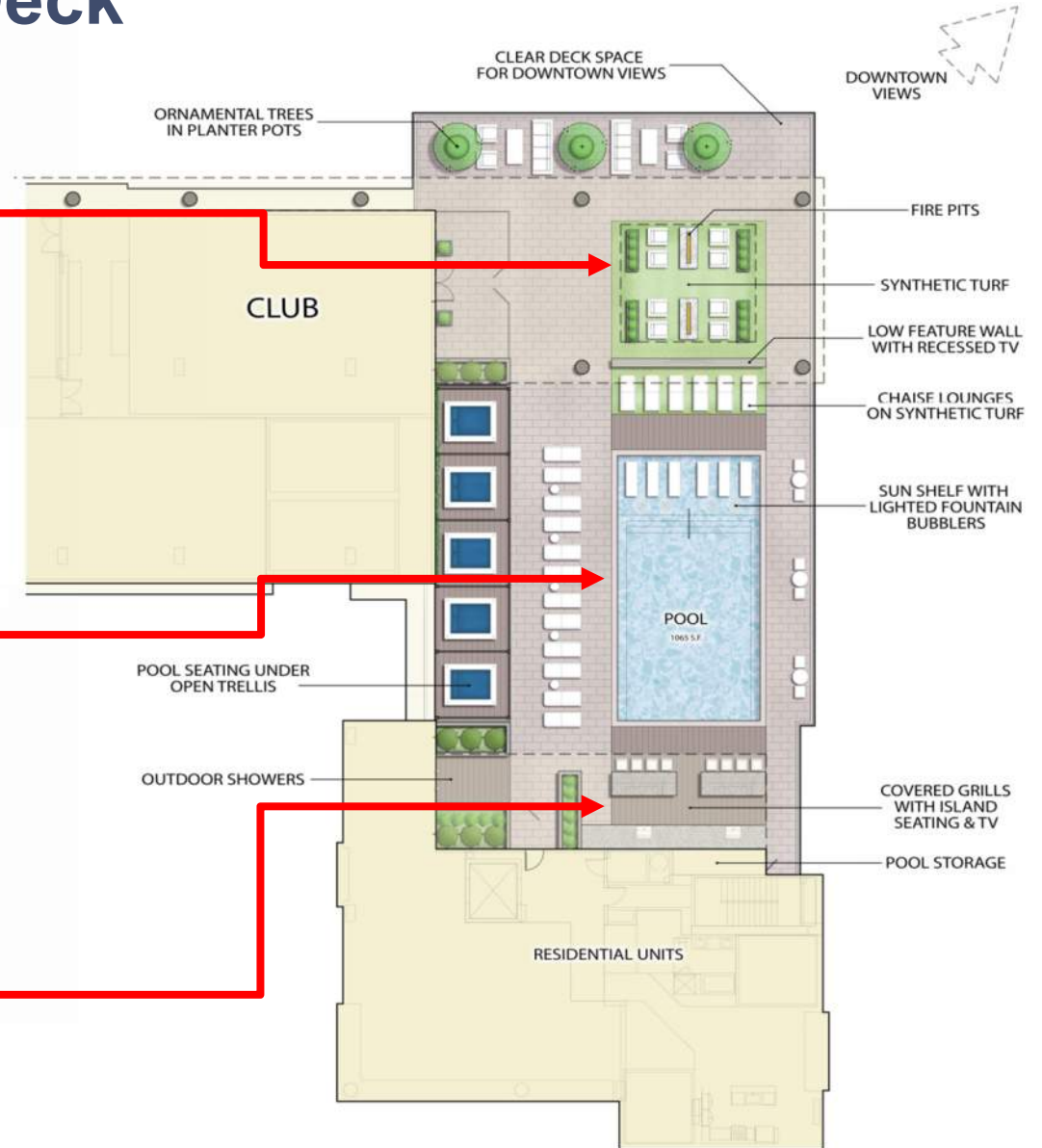
- 1.5 Acres
- 338 Units
- 184 1BR
- 132 2BR
- 22 3BR
- 461 Parking



Zoning Plan – Podium Amenities



Zoning Plan – Sky Deck



Building Design – Morehead Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.

Building Design – Entry Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.

Building Design – North Rendering



This rendering is intended to exhibit level of quality and scale only. Materials and any other design details decision will be made at the sole discretion of the developer as long as they comply with the applicable building codes and ordinances.



Questions